Prepared by: Curtis B. Breland, USDA Rural Development, 3260 Hwy. 51 South, Hernando, MS 38632; 662-429-8687

Return to: Grantee

Document Title: Substituted Trustee's Deed

Grantee: Calligeros Enterprises, LLC, 1761 Dancy Blvd., Horn Lake, MS 38637 901-497-4863 or 901-603-4477

Grantor: USDA Rural Development/ Thelma A. Glasco, Substitute Trustee, 3038 E. Reed Road, Ste. 5, Greenville, MS 38703 662-335-4862 or 662-578-7008

Indexing instructions: Lot 683, Section D, Twin Lakes S/D, Sec. 6, T 2 South, R 8 West, Desoto County, MS Root Book 10 Pages 32, \$33

Section 1995

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, the United States of America, acting by and through the United States Department of Agriculture, is the owner and holder of the following real estate deed(s) of trust, securing an indebtedness therein mentioned, and covering certain real estate hereinafter described located in **Desoto** County, Mississippi, said deed(s) of trust being duly recorded in the Office of the Chancery Clerk in and for said County and State:

GRANTORS		DATE EXECUTED	TRUST DEED BOOK	PAGE
Angela C.	Susong	October 21, 1993	667	605
Monice D.	Payne	January 8, 1998	962	87
Monice D.	Payne	Re-recorded February 9, 1998	968	739

The indebtedness secured by the Deed of Trust dated October 21, 1993 and executed by Angela C. Susong was assumed by Monice D. Payne by Warranty Deed dated January 8, 1998 and recorded in the office of the aforesaid Chancery Clerk in Deed Record Book 327 at Page 337 and with Assumption Agreement dated January 8, 1998.

And default having been made in the payment of said indebtedness;

And the United States of America, as Beneficiary, having authorized and instructed the Substitute Trustee to foreclose said deed(s) of trust by advertisement and sale at public auction as required by law;

The said Substitute Trustee caused a due notice to be published in the Desoto Times Tribune, a newspaper published in the City of Hernando, said County and State, and on October 13, 2011, posted alike notice on the bulletin board of the County Courthouse in Hernando, Mississippi, that certain lands herein after described would on November 7, 2011, be sold at public auction at the East front door of said Courthouse to the highest bidder for cash by virtue of the authority vested in the said Substitute Trustee by said deed(s) of trust, which said notice was published in said newspaper in the issues of October 13, October 20, October 27, and November 3, 2011.

And said lands having been sold by said Substitute Trustee on November 7, 2011, within legal hours (being between the hours of 11:00 AM and 4:00 PM), in the manner prescribed in and by said deed(s) of trust and in accordance with the laws of the State of Mississippi, and at the place aforesaid in pursuance of said notice, offered for sale at public auction to the highest bidder for cash, and Calligaros Enterprises, LLC, having been the highest bidder therefore and having bid the sum of Twenty-one thousand, five-hundred and no/100 Dollars (\$21,500.00), the said Calligeros Enterprises, LLC was duly declared the purchaser thereof.

NOW, THEREFORE, in consideration of the sum so bid, I, Thelma A. Glasco, as Substitute Trustee, do hereby convey and sell to the said Calligaros Enterprises, LLC, the following described land situated in Desoto County, Mississippi, to-wit:

(SEE ATTACHED LEGAL DESCRIPTION)

being the same property described in said deed(s) of trust and the same property sold and purchased at said sale.

I, Thelma A. Glasco, Substitute Trustee, convey only such title as is vested in me as Substitute Trustee.

IN WITNESS WHEREOF, I have caused these presents to be signed the $7^{\rm th}$ day of November, 2011.

Thelma A. Glasco

Substitute Trustee
Duly authorized to act in the
premises by instrument dated
January 6, 2011 and recorded
in Book G-1, Page 40 of the
records of the aforesaid

County and State.

ACKNOWLEDGEMENT

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DESOTO)

Personally appeared before me, Erma Faye Maxwell, a notary public in and for the County and State aforesaid **Thelma A. Glasco**, Substitute Trustee, who acknowledged that he signed and delivered the foregoing Substitute Trustee's Deed on the day and year therein mentioned.

Given under my hand this 7th day of November, 2011.



NOTARY PUBLIC Majuell

My Commission Expires:

Grantor: USDA Rural Development/ Thelma A. Glasco, Substitute Trustee, 3038 E. Reed Road, Ste. 5, Greenville, MS 38703 662-335-4862 or 662-578-7008

Grantee: Calligeros Enterprises LLC, 1761 Dancy Blvd., Horn Lake, Ms 38632 901-497-4863 or 901-603-4477

Lot 683, Section D, Twin Lakes Subdivision, situated in Section 6, Township 2 South, Range 8 West, DeSoto County, Mississippi, according to a map or plat thereof on file and of record in the office of the Chancery Clerk of DeSoto County, Mississippi, in Plat Book 10, Pages 32 and 33.

AFFIDAVIT OF FORECLOSURE PROCEEDINGS

STATE OF MISSISSIPPI)
)SS:
COUNTY OF DESOTO)

Thelma A. Glasco, being first duly sworn on oath, deposes and says that on October 13, 2011, as Substitute Trustee, he posted a copy of the Notice annexed to the foregoing Publisher's Affidavit on the bulletin board of the County Courthouse in Hernando, Mississippi; that further, he was authorized and instructed by the Beneficiary to foreclose certain deed(s) of trust by advertisement and sale; that he acted as auctioneer for the sale of the premises described in the notice annexed to the foregoing Publisher's Affidavit and that pursuant to such Notice of Sale, he sold said premises at public auction at the place and at the time of sale mentioned therein, to wit: At the hour of 11:00 AM on November 7, 2011, at the East front door of the County Courthouse in the aforesaid County where said premises are situated; and that said premises were then and there purchased by Calligeros Enterprises, LLC for the sum of \$21,500.00, said purchaser being the highest bidder, and said sum being the highest sum bid; and deponent further says that said sale was conducted fairly, honestly, and according to the terms of said deed(s) of trust and the laws of the State of Mississippi, and that to the best of his knowledge and belief, the Grantor(s) are not members of the Armed Services of the United States of America.

Thelma A. Glasco

Subscribed and sworn to before me this 7th day of November, 2011.



Irma Faye Maynell
NOTARY PUBLIC

My Commission Expires:

₽DESOTOTIMES-TRIBUNE

PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI COUNTY OF DESOTO

Diane Smith personally appeared before me the undersigned in and for said County and

State and states on oath that she is the <u>CLERK</u> of the DeSoto Times-Tribune, a newspaner published in the town of Hernando, State and County aforesaid, and having a given that the publication of the notice, a copy of which is hernald and the said dead to the s

	delice paper delicedance innes, as lonows, to-wit.	be foreclass that the prop-
NOTICE OF SALE	111 12 0 1	erty covered by and hereinafter and be will be sold at public and the highest broken at the
of America, and by and through the Linear Course De- pertment of America, is the	Volume No. 116 on the 13 day of Oct., 2011	East front days at the County
owner and harm (of the fol- lowing real communication) of	Volume No. 114 on the 20 day of 04. 2011	Courthouse in Salv of Her- nando, Miggin Man, in the aforesaid Courty and will sell
trust, securing an indebted- ness therein makened and	volume No On the day of 2011	within legal hours (being be- tween the hours of 11:00 AM
covering certain seal estate hereinafter described located in Desoto County Misslasippi,	Volume No. 16 on the 27 day of Oct. 2011	and 4:00 PM) on November 7, 2011, to satisfy the indebted- ness now due under and se-
said deed(s) of flust being duly recorded is the Office of the Chancery Clark in and for	· · · · · · · · · · · · · · · · · · ·	cured by said dead(s) of trust. I will convey only such title as
said County and State:	Volume No. 116 on the 3 day of m_{\star} , 2011	is vested in me as Substitute Trustee. The premises to be sold are
Angela C. Susang DATE EXECUTED October 21, 1983	Makana Ma	described as: Lot 683, Section D. Twin Lakes
TRUST DEED SOOK 687	Volume No on the day of, 2011	Subdivision, situated in Sec- tion 6, Township 2 South, Range 8 West, DeSoto
PAGE 605 GRANTORS	Volume No on the day of, 2011	County, Mississippi, accord- ing to a map or plat thereof on file and of record in the office
Monics D. Payre DATE EXECUTED		of the Chancery Clerk of De- Soto County, Mississippi, in
January 6, 1996 TRUST DEED BASE 982	1/ Vine In Th	Plet Book 10, Pages 32 and 33. October 13, 2011
PAGE 87	_ Clume / Muth	Date /s/ Thelma A. Giesco
GRANTORS Monice D. Payers DATE EXECUTION		Substitute Trustee Duly authorized to act in the premises by instrument dated
Re-recorded Pebruary 9, 1996		January 6, 2011, and re- corded in Book G-1, Page 40,
988 PAGE	Sworn to and subscribed before me, this 3 day of 4. , 20	of the records of the aforesaid County and think: October 13, 26, 27 & Novem-
739 The indebted of resourced by the Deed of Teaching and Octo-		ber 3, 2011
ber 21, 1993 and anacuted by	By Judy Dordas	OF MISSISS
sumed by Warranty Disad dated January 8, 1997 and recorded	NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE	CALIDA ID No
in the office of the aforesaid Chancery Class & Deed Re-	MY COMMISSION EXPIRES: JANUARY 16, 2013	NOTARY PUBLIC
cord Book 32 Page 337 and with Asia State Agree- ment dated Jacobs 8, 1998.	BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED	Comm Expires January 16, 2013
WHEREAS, the has oc- curred in the adjustent of the indottedness and but by said	A. Single first insertion of 456 words @ .12 \$ 54.72	Organit !
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and Instruction of the Substi-	C. Making proof of publication and deposing to same \$ 3.00	
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DOT IN ACCOMMEND WITH The		

2445 Hwy. 51 South, Hernando, MS 38632 • 662.429.6397 • Fax: 662.429.5229